Tree Solutions Inc
Consulting Arborists

Project No. TS - 4869

Arborist Report

TO:	Cosmos Development Properties, Oscar Del Moro
SITE:	16135 NE 85th St, Redmond, WA 98052
RE:	Tree Inventory & Assessment
DATE:	June 23, 2015
PREPARED BY:	Chris Madison *ISA Certified Arborist PN-7671A* *ISA Qualified Tree Risk Assessor*
REVIEWED BY:	J. Casey Clapp *ISA Certified Arborist PN-7475A* *ISA Qualified Tree Risk Assessor*

Summary
Seventy-two (72) trees were assessed at the above addressed site. Thirty-six (36) of these trees are located within the property boundary, the additional thirty-six (36) trees are located adjacent to the site within the buffer survey area provided to us by the client. Seventy (70) trees meet the City of Redmond definition of a Significant tree; two (2) Douglas-fir (*Pseudotsuga menziesii*) trees meet the requirements of a Landmark tree.

The City of Redmond requires that 35 percent of site trees be retained during development. Of the thirty-four (34) Significant trees located within the property boundary, twelve (12) trees need to be retained to meet City requirements. The City also requires that all Landmark trees be retained (RZC 21.72).

The City of Redmond requires an exception request be submitted and approved for the removal or impact of any Landmark tree, as well as for the removal of more than 35-percent of the Significant trees on site. All Landmark trees removed must be replaced at a 3:1 ratio. Significant trees removed are to be replaced at a 1:1 ratio, except for those that are removed beyond the 35-percent retention minimum, which shall be replaced at a 3:1 ratio.

Obtain the necessary tree removal permission from the City of Redmond before beginning site development.

Assignment & Scope of Report
This report outlines the site inspection by Chris Madison and Katie Hogan of Tree Solutions, Inc. on June 15, 2015. We were asked to tag, identify, and visually inspect all Significant trees on site, with reference to a 2010 site survey. We were asked to review the Redmond Zoning Code (RZC) requirements as they pertain to the project. We were asked to produce an Arborist Report including the tag number or other identifier, species, size, condition, drip line and designation of each tree as it relates to City code. Oscar

Del Moro, of Cosmos Development Properties, requested these services to acquire information for project planning purposes.

This information is preliminary as we were not provided with a proposed site plan prior to the inventory. In this report, we provide general tree protection requirements for the City of Redmond. As proposed site plans become available, we can provide more specific tree protection and retention recommendations.

Specifics for each tree can be found in the attached Table of Trees. A site map with tree locations can be found in the attached Site Map with Mark ups and Adjacent Site Aerial with Mark ups. An overview of the site we were asked to inventory can be found in Figure 1: Aerial Site Photo, which follows the report. Glossary and References follow the site maps. Limits of Assignment can be found in Appendix A. Methods can be found in Appendix B. Additional Assumptions and Limiting Conditions can be found in Appendix C.

Observations

The Site

This 99,883 square-foot property is located in Downtown Redmond and was previously used as a United State Postal Service office space. The old Post Office building still stands on the site. The site is zoned as Town Square Zone (TSQ). There are no critical areas on site and the topography is flat. The site appeared to have been left unmaintained for some time. The extent of the site can be seen on the included site plans.

Besides the property surrounding the post office, we were asked to inventory additional areas surrounding the old post office site. These areas included the small planting strip running between the existing fire station and skate park, the small planting bed to the north of the transit center, and the side yard area just west of a small multi-family residential community.

The Trees

Thirty-six trees on site were tagged, measured, and assessed for health and structural condition. Two trees (trees 64 and 68) met the City definition of Landmark, having a diameter at standard height (DSH) equal to or greater than 30-inches. The remaining thirty-four trees meet the City definition of a healthy Significant tree.

An additional thirty-six trees on property adjacent to the subject property were also tagged or marked with a red paint pen and assessed. All of these trees met the City definition of a healthy Significant tree.

Ten Norway maple (*Acer platanoides*) trees are located on the north side of the property near the existing entrance (Trees 54-63). Several of these trees have multiple leaders attached from a single point and small sized dead wood present in the canopies. Overall, this cluster of maple trees is in fair to good health and structural condition and are strong candidates for retention.

Trees 64 and 68 are Douglas-fir (*Pseudotsuga menziesii*) trees which we measured to be 30 inches DSH or greater. Due to their size, they both classify as Landmark trees within the City of Redmond. Both trees were found to be in good health and structural condition and are strong candidates for retention. If these trees are retained, the crowns should be cleaned to remove dead parts hanging in the canopy.

Over extended branches should be reduced, and all invasive English ivy (*Hedera helix*) should be removed from the tree bases.

Trees 65 and 66 are non-significant Pacific madrone (*Arbutus menziesii*) trees in good health and structural condition. The trees are located near the Landmark Douglas-fir trees. Tree 66 lays on the western property line and may have shared ownership with the Redmond Fire Department to the west. This grouping of trees has a fairly high retention value, as they are all native species in good condition and located on the property edge.

Trees A through J are located outside of the subject property—all of these trees were marked with red paint pen. The trees are all in fair to good health and structural condition. Some of the trees had obstruction from infrastructure and girdling roots.

Trees 77 through 91 are located on the Redmond Fire Department property, tax parcel number 022505-9159. These trees were planted between the fire station and skate park to the south. The row is comprised of native Douglas-fir and western redcedar (*Thuja plicata*) trees. All these trees are in fair to good health and structural condition.

Tree 92 is a black cottonwood (*Populus trichocarpa*) located in the Edge Skate Park, tax parcel number 022505-9094. This tree has a multiple stemmed form, and a single stem DSH equivalent of 26.6 inches. The tree has three large leaders greater than 20.0 inches DSH and is in good health and structural condition. This tree is adjacent to an open space near the skate park, and is a strong candidate for retention.

Along the south edge of the property, there are over thirty recently planted incense cedar (*Calocedrus decurrens*) trees. Only one of the incense cedar trees, Tree 93, is significant per City code (greater than 6 inches DSH). All of the other trees in this planting appeared to be in good health and structural condition and are strong candidates for retention.

There are three black pine (*Pinus nigra*) trees located along the eastern property line (Trees 97-99). Irrigation heads are present at the base of each tree. Large surface roots exist from each tree and the soils are relatively shallow. The tree canopies hang over the subject property to the west and depending on site plans, may require crown reduction pruning.

Trees 205 through 208 are cherry (*Prunus* sp.) trees that are located on the subject property. Tree 208 had poor structure; the other trees had no major issues other than dense invasive ivy coverage at the base.

Trees 211-213 and 215-216 are silver maple (*Acer saccharinum*) trees located on-site along the eastern property line. English ivy covers the base of the trees. All of these maples are in good health and structural condition and are strong candidates for retention.

Tree 214 is an 8.1 inch DSH Douglas-fir tree in good health and structure.

Tree 217 is a multi-stem arborvitae (*Thuja occidentalis*) tree located through the back gate at the southeast corner of the existing building. There are two arborvitae trees in this location, only one of which is greater than 6 inches DSH.

Trees 218, 220, 221, 222 are Norway maple trees located in the existing back parking lot. Trees 221 and 222 are growing in relatively small planting strips and have root obstruction caused by the parking lot infrastructure. There is visible tip dieback on both trees, and a visible girdling root on Tree 222. Overall, the Norway maple trees are mature and well-established and would be good retention trees for this site.

Tree 219 is a flowering cherry tree located along the southern fence line; this tree had a large surface root running along the curb. There are a few other non-significant cherry trees located along this fence.

Discussion

Retained, Impacted, & Removed Trees

The Redmond Zoning Code (RZC) states that the tree protection area shall be a minimum of the drip line plus five additional radial feet added to the furthest extent of the drip line. Trees that are proposed to be retained, removed, or that may be impacted, should be shown on a Tree Preservation Plan.

The RZC states that a minimum of 35-percent of all significant trees on site shall be retained on any new development site, along with all Landmark trees, unless an exception has been applied for and granted. If the 35-percent retention level for significant trees is not achieved, each significant tree removed beyond 35-percent must be replaced at a 3:1 ratio.

An exception request must be filed with the City of Redmond in order to dip below the minimum amount of trees retained. The city would also like an individual exception request submitted for each impacted tree onsite. These individual requests are to understand the extent of the impact that each tree will receive.

Per Redmond City Code, a tree's viability is based on proposed site plans, rather than health or structural condition. A tree is considered viable for a site until it is found to conflict with proposed development.

Replacement Tree Requirements

- Landmark trees to be replaced at 3:1
- Significant trees removed below the 65% maximum threshold to be replaced at 1:1
- Significant trees removed beyond the 35% minimum threshold to be replaced at 3:1

Replacement Trees

The Redmond Zoning Code states the following:

Replacement trees are to be a minimum of:

- Two-and-one-half-inch caliper at breast height for deciduous trees
- Six feet in height for evergreen trees
- The Administrator may consider smaller-sized replacement trees if the applicant can demonstrate that smaller trees are more suited to the species, the site conditions, and the

purposes of this section, and that such trees will be planted in sufficient quantities to meet the intent of this section.

- Replacement trees shall be primarily native species in order to restore and enhance the site as nearly as practicable to its pre-development character.
- The condition of replacement trees shall meet or exceed current American Nursery and Landscape Association or equivalent organization's standards for nursery stock.
- Installation of required replacement trees shall be in accordance with best management practices for landscaping which ensure the tree's long-term health and survival.
- All required tree replacement and other required mitigation shall be bonded or completed prior to issuance of a building permit.

Tree Protection Measures: To ensure long-term viability of trees and stands identified for protection, permit plans, and construction activities shall comply with the following minimum required tree protection:

- All minimum required tree protection measures shall be shown on the tree protection and replacement plan.
- All construction activities, including staging and traffic areas, shall be prohibited within five feet of the drip line of protected trees.
- Tree protection barriers shall be installed five feet beyond the drip line of significant trees to be protected prior to any land disturbance.
- Tree protection barriers shall be a minimum of four feet high, constructed of chain link, or polyethylene laminar safety fencing or similar material, subject to approval by the Administrator. On large or multiple-project sites, the Administrator may also require that signs requesting subcontractor cooperation and compliance with tree protection standards be posted at site entrances.
- Where tree protection areas are remote from areas of land disturbance, and where approved by the Administrator, alternative forms of tree protection may be used in lieu of tree protection barriers, provided that protected trees are completely surrounded with continuous rope or flagging and are accompanied by "Tree Save Area – Keep Out" signs.

Preventative Measures: In addition to the above minimum tree protection measures, the applicant shall support tree protection efforts by employing, as appropriate, the following preventative measures, consistent with best management practices for maintaining the health of the tree:

- Pruning of visible deadwood on trees to be protected or relocated;
- Application of fertilizer to enhance the vigor of stressed trees;
- Use of soil amendments and soil aeration in tree protection and planting areas;
- Mulching over tree drip line areas; and
- Ensuring proper water availability during and immediately after construction.

Alternative Methods: The Administrator may approve the use of alternative tree protection techniques if a protected tree will be protected to an equal or greater degree than through the techniques listed above.

Aerial Site Photo

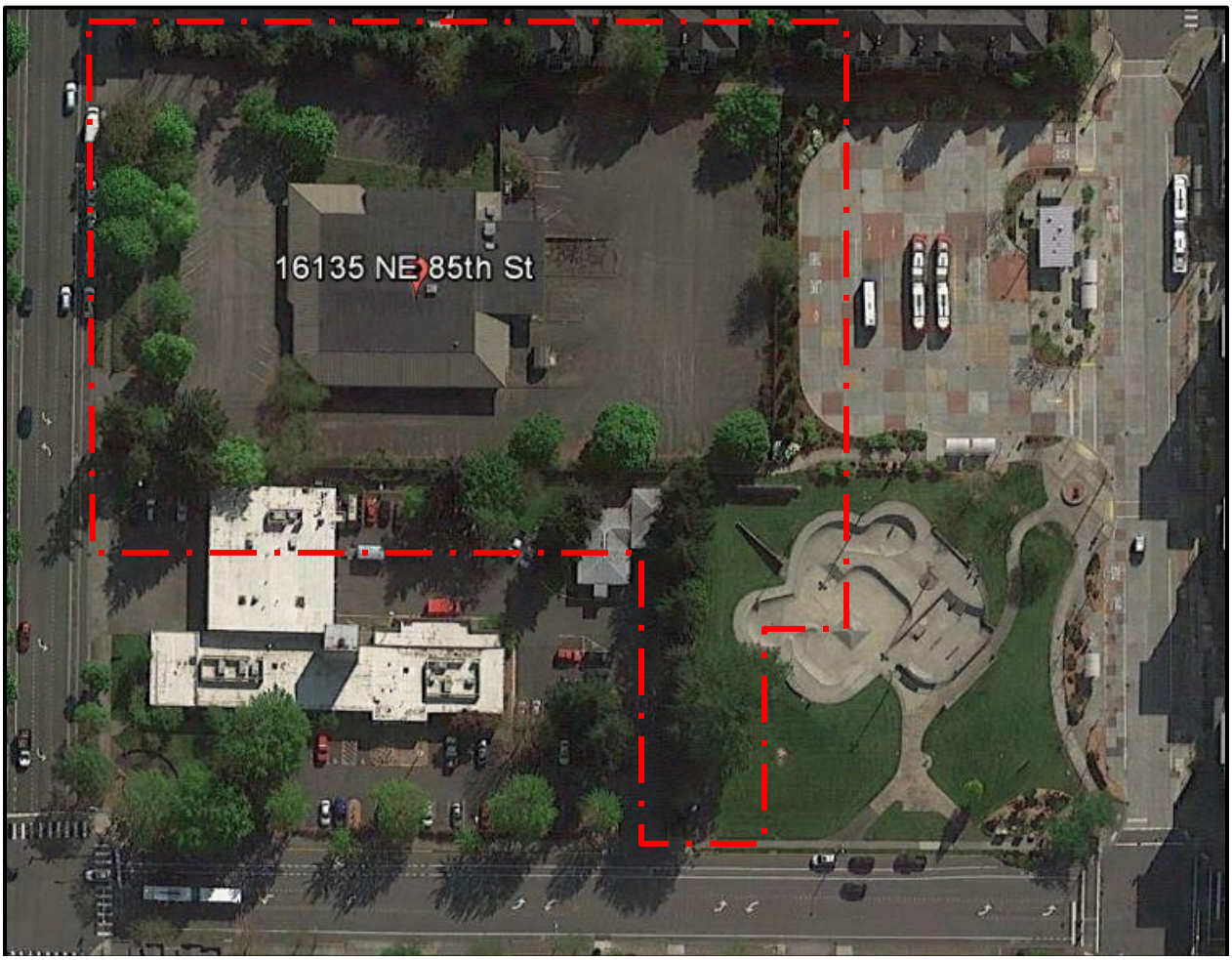

Figure 1- Red line indicates rough area of inventory scope. We did not have any survey information of the surrounding areas or development plans.

Glossary

co-dominant stems: stems or branches of nearly equal diameter, often weakly attached (Matheny *et al.* 1998)

crown/canopy: the aboveground portions of a tree (Lilly 2001)

DSH: diameter at standard height; the diameter of the trunk measured 54 inches (4.5 feet) above grade (Matheny *et al.* 1998)

ISA: International Society of Arboriculture

included bark: bark that becomes embedded in a crotch between branch and trunk or between co-dominant stems and causes a weak structure (Lilly 2001)

Landmark tree: A healthy tree with a DSH greater than 30-inches (RZC)

significant size: A healthy tree measuring 6-inches DSH or greater (RZC)

structural defects: flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure (Lilly 2001)

References

ANSI A300 (Part 1) – 2008 American National Standards Institute. American National Standard for Tree Care Operations: Tree, Shrub, and Other Woody Plant Maintenance: Standard Practices (Pruning). New York: Tree Care Industry Association, 2008.

Dunster & Associates Environmental Consultants Ltd. Assessing Trees in Urban Areas and the Urban-Rural Interface, US Release 1.0. Silverton: Pacific Northwest Chapter ISA, 2006.

Lilly, Sharon. Arborists' Certification Study Guide. Champaign, IL: The International Society of Arboriculture, 2001.

Matheny, Nelda and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture, 1998.

Mattheck, Claus and Helge Breloer, The Body Language of Trees.: A Handbook for Failure Analysis. London: HMSO, 1994.

Redmond Zoning Code. http://www.codepublishing.com/WA/redmond.html (Accessed November 13, 2013).

Appendix A - Limits of Assignment

Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, climbing, or coring unless explicitly specified. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

Tree Solutions did not review any reports or perform any tests related to the soil located on the subject property unless outlined in the scope of services. Tree Solutions staff are not and do not claim to be soils experts. An independent inventory and evaluation of the site's soil should be obtained by a qualified professional if an additional understanding of the site's characteristics is needed to make an informed decision.

Appendix B - Methods

We evaluated tree health and structure utilizing visual tree assessment (VTA) methods. The basis behind VTA is the identification of symptoms, which the tree produces in reaction to a weak spot or area of mechanical stress. A tree reacts to mechanical and physiological stresses by growing more vigorously to re-enforce weak areas, while depriving less stressed parts (Mattheck & Breloer 1994). An understanding of the uniform stress allows me to make informed judgments about the condition of a tree.

We used a laser rangefinder to determine distances and heights.

We measured the diameter of each tree at 54 inches above grade, diameter at standard height (DSH).

If a tree has multiple stems, I measured each stem individually at standard height and determined a single-stem equivalent diameter by taking the average of the stem diameters, per Redmond Zoning Code.

Appendix C - Assumptions & Limiting Conditions

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear, and is under responsible ownership and competent management.

2. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.

3. Although Consultant has taken care to obtain all information from reliable sources and to verify the data insofar as possible, Consultant does not guarantee and is not responsible for the accuracy of information provided by others.

4. Client may not require Consultant to testify or attend court by reason of any report unless mutually satisfactory contractual arrangements are made, including payment of an additional fee for such Services as described in the Consulting Arborist Agreement.

5. Unless otherwise required by law, possession of this report does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior express written consent of the Consultant.

6. Unless otherwise required by law, no part of this report shall be conveyed by any person, including the Client, the public through advertising, public relations, news, sales or other media without the Consultant's prior express written consent.

7. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.

8. All photographs included in this report were taken by Tree Solutions Inc. during the documented site visit, unless otherwise noted.

9. Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.

10. Unless otherwise agreed, (1) information contained in this report covers only the items examined and reflects the condition of the those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring. Consultant makes no warranty or guarantee, express or implied, that the problems or deficiencies of the plans or property in question may not arise in the future.

11. Loss or alteration of any part of this Agreement invalidates the entire report.

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Table of Trees
16135 NE 85th St
Redmond, WA 98025

Date of Inventory: 06/15/2015
Table Prepared: 06/16/2015

Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	Drip line Radius (feet)				Landmark Tree	Notes
						North	East	South	West		
54	*Acer platanoides*	Norway maple	14.5	Good	Good	14.5	14.5	14.5	14.5		Invasive ivy at base and climbing trunk
55	*Acer platanoides*	Norway maple	13.1	Good	Good	14	14	14	14		Invasive ivy at base and climbing trunk, cement block at tree base
56	*Acer platanoides*	Norway maple	11.7	Good	Poor	17	17	17	17		Invasive ivy at base and climbing trunk, co-dominant union with narrow angled attachment
57	*Acer platanoides*	Norway maple	16.4	Good	Fair	23	23	23	23		Invasive ivy at base and climbing trunk, many leads growing from one attachment point
58	*Acer platanoides*	Norway maple	10.4	Good	Good	13.5	13.5	13.5	13.5		Invasive ivy at base and climbing trunk
59	*Acer platanoides*	Norway maple	15.8	Good	Good	20	20	20	20		Invasive ivy at base and climbing trunk
60	*Acer platanoides*	Norway maple	14	Fair	Fair	18	18	18	18		Invasive ivy at base and climbing trunk, multiple dead leaders, small sized dead wood in canopy, tip dieback
61	*Acer platanoides*	Norway maple	16.6	Good	Fair	21	21	21	21		Invasive ivy at base and climbing trunk, old pruning flush cuts from crown raising
62	*Acer platanoides*	Norway maple	13.5	Good	Fair	18	18	18	18		Invasive ivy at base and climbing trunk, small sized dead wood in canopy, tip dieback
63	*Acer platanoides*	Norway maple	13.9	Good	Fair	18	18	18	18		Invasive ivy at base and climbing trunk, co-dominant union with narrow angled attachment
64	*Pseudotsuga menziesii*	Douglas-fir	32	Good	Good	19	19	19	19	Yes	Invasive ivy at base and climbing trunk, branch hangers to the east and north, overextended limbs
65	*Arbutus menziesii*	Pacific madrone	5*	Good	Good	16.5	8	3	13		*Multi-stemmed tree: 4.7, 5.2. Foliar fungus, phototropic lean to north, canopy grows into Tree 64
66	*Arbutus menziesii*	Pacific madrone	5.4*	Good	Good	12.7	4.5	10	5		*Multi-stemmed tree:5, 5.4, 5.8. Foliar fungus, possible shared tree with property to west, natrassia canker on southern stem
67	*Prunus serrulata*	Flowering cherry	7.2	Fair	Fair	15.5	13.5	15.5	4		Heavy ivy coverage, multiple old pruning wounds, phototropic lean to east
68	*Pseudotsuga menziesii*	Douglas-fir	32.5	Good	Good	21	18.5	17.5	16	Yes	Heavy ivy coverage, pruning cuts flush to tree trunk, moderate size dead wood in canopy, tree located mapped on survey
69	*Prunus serrulata*	Flowering cherry	6.2*	Fair	Fair	11	18	2	6		*Multi-stemmed tree: 5.2, 7.2. Old pruning wounds

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						North	East	South	West		
70	*Prunus serrulata*	Flowering cherry	7.3*	Poor	Fair	8.5	11	12	12.5		*Multi-stemmed tree: 6.3, 8.3. Tip dieback, sparse canopy
71	*Prunus serrulata*	Flowering cherry	8.3**	Good	Good	10	13.5	8	4		**DSH measured at narrowest point below union
72	*Prunus serrulata*	Flowering cherry	6.8	Good	Fair	12.5	10.5	15	11.5		Minimal tip dieback, old topping cut, phototropic lean to north
73	*Prunus serrulata*	Flowering cherry	10.5**	Good	Good	10.5	11.5	15	14.5		**DSH measured at narrowest point below union
74	*Prunus serrulata*	Flowering cherry	9.5**	Good	Fair	13.5	17	4	4		**DSH measured at narrowest point below union, phototropic lean to east, minimal tip dieback
75	*Prunus serrulata*	Flowering cherry	5.0*	Good	Fair	16	11.5	3	18.5		*Multi-stemmed tree: 4.2, 5.8. Minimal tip dieback
76	*Prunus serrulata*	Flowering cherry	5.5*	Good	Good	17	16	20	12		*Multi-stemmed tree: 4.5, 5.9, 6.1. Minimal tip dieback
77	*Thuja plicata*	Western redcedar	8.3*	Good	Fair	10	4.5	7.5	7.5		*Multi-stemmed tree: 7.2, 9.4. Invasive ivy at base
78	*Thuja plicata*	Western redcedar	10	Good	Good	10	6	10	6		Invasive ivy at base
79	*Pseudotsuga menziesii*	Douglas-fir	12.3	Good	Good	14	7	14	7		Invasive ivy at base
80	*Thuja plicata*	Western redcedar	7.8	Good	Good	10	4.5	10	4.5		Invasive ivy at base, old pruning wounds at base
81	*Pseudotsuga menziesii*	Douglas-fir	17.9	Good	Good	19	19	10	19		Invasive ivy at base, structural root to south, bow form
82	*Pseudotsuga menziesii*	Douglas-fir	13.6	Good	Good	18	5	12.5	12.5		Invasive ivy at base, crown raised
83	*Pseudotsuga menziesii*	Douglas-fir	13.9	Good	Good	18	7.5	7.5	7.5		Invasive ivy at base, crown raised
84	*Pseudotsuga menziesii*	Douglas-fir	14.9	Good	Good	13	13	13	13.5		Invasive ivy at base, crown raised
85	*Pseudotsuga menziesii*	Douglas-fir	17	Good	Good	20	16	17.5	17.5		Invasive ivy at base, crown raised
86	*Thuja plicata*	Western redcedar	9.5*	Good	Good	9	2	10	9		*Multi-stemmed tree: 7.4, 11.6. Invasive ivy at base, crown raised, suppressed leader to south

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						North	East	South	West		
87	*Thuja plicata*	Western redcedar	7.9*	Good	Fair	9	8	10	2		*Multi-stemmed tree: 4.5, 8.9, 10.4. Central leader - stem girdled by string, northern lead suppressed
88	*Pseudotsuga menziesii*	Douglas-fir	17.5	Good	Good	18	11	18	13		Invasive ivy at base, crown raised
89	*Pseudotsuga menziesii*	Douglas-fir	21.4	Good	Good	18	15	17	12.5		Invasive ivy at base, crown raised
90	*Pseudotsuga menziesii*	Douglas-fir	15	Good	Good	18	9	10	11		Invasive ivy at base, crown raised
91	*Pseudotsuga menziesii*	Douglas-fir	16.1	Good	Good	16	16	16	10.5		Invasive ivy at base, crown raised
92	*Populus trichocarpa*	Black cottonwood	26.6*	Good	Good	35	41	35	33		*Multi-stemmed tree: 23.4, 25.7, 30.7. Old pruning wounds
93	*Calocedrus decurrens*	Incense cedar	6.2	Good	Good	4	4	4	4		
94	*Thuja plicata*	Western redcedar	15.3	Good	Good	5.5	5.5	5.5	5.5		Clearance pruning on east side, shear pruning
95	*Acer rubrum*	Red maple	16.3	Good	Good				21		Possible girdling roots, limited growing space
96	*Acer rubrum*	Red maple	13	Good	Fair				18		Included bark, co-dominant union with narrow angled attachment
97	*Pinus nigra*	Black pine	13.3	Good	Good				18.5		Irrigation system near base, large surface roots
98	*Pinus nigra*	Black pine	7.5*	Good	Fair				15.5		*Multi-stemmed tree: 6.8, 8.2. Irrigation system near base, large surface roots, co-dominant union, suppressed canopy
99	*Pinus nigra*	Black pine	10.4	Good	Good				13		Irrigation system near base, large surface roots, ball and burlap material present
100	*Pseudotsuga menziesii*	Douglas-fir	15.5	Good	Good				18.5		Good structural roots on surface, pruning for building clearance
201	*Pseudotsuga menziesii*	Douglas-fir	14	Good	Good				14.5		
202	*Pseudotsuga menziesii*	Douglas-fir	14.8	Good	Good				16.5		
203	*Acer palmatum*	Japanese maple	5.4*	Good	Good				12.5		*Multi-stemmed tree: 5.3, 5.5. Asymmetrical canopy
204	*Acer palmatum*	Japanese maple	5.9*	Good	Good				20.5		*Multi-stemmed tree: 3.6, 8.2.

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						North	East	South	West		
205	*Prunus* sp.	Flowering cherry	10.8	Good	Good	18	6	20	14		Heavy ivy coverage
206	*Prunus* sp.	Flowering cherry	6.0*	Good	Good	5	5	20	5		*Multi-stemmed tree: 6, 6.1. Heavy ivy coverage, co-dominant union
207	*Prunus* sp.	Flowering cherry	7.6	Good	Good	11	3	6	16.5		Heavy ivy coverage
208	*Prunus* sp.	Flowering cherry	5.7*	Good	Poor	19.5	26	19.5	8		*Multi-stemmed tree: 3.5, 5, 5, 6, 7.5, 7.5. Heavy ivy coverage, co-dominant union
209	*Acer saccharinum*	Silver maple	6.7	Good	Good				6.5		Old pruning wound to west
210	*Prunus* sp.	Flowering cherry	7.5*	Fair	Fair	11	10	17	11		*Multi-stemmed tree: 6.5, 8.5. Sparse crown
211	*Acer saccharinum*	Silver maple	18.9	Good	Good	16		16.5	17.5		Heavy ivy coverage
212	*Pseudotsuga menziesii*	Douglas-fir	7.8	Good	Good	8	8	8	8		Fastigiate form, heavy ivy coverage
213	*Acer saccharinum*	Silver maple	14.2	Good	Good	11.5	11.5	11.5	12.5		Heavy ivy coverage, overextended limbs
214	*Pseudotsuga menziesii*	Douglas-fir	8.1	Good	Good	9.5	9.5	9.5	9.5		Fastigiate form, heavy ivy coverage
215	*Acer saccharinum*	Silver maple	6.8	Good	Good	6.5	6.5	6.5	6.5		Fastigiate form, heavy ivy coverage, tag number marked on trunk with red paint pen
216	*Acer saccharinum*	Silver maple	8.4	Good	Good	9	9	9	9		Tag number marked on trunk with red paint pen, asymmetrical canopy
217	*Thuja occidentalis*	Arborvitae	6.0*	Good	Good	4	4	4	4		*Multi-stemmed tree: 4.6, 7.5. Tag number marked on trunk with red paint pen
218	*Acer platanoides*	Norway maple	16.3	Good	Good	23.5	20	20	23.5		Tag number marked on trunk with red paint pen
219	*Prunus* sp.	Flowering cherry	10.2*	Good	Fair	12	17	18	13.5		*Multi-stemmed tree: 9.1, 11.3. Tag number marked on trunk with red paint pen, major surface roots, root obstruction to north
220	*Acer platanoides*	Norway maple	16.4	Good	Good	17	14.5	17	17		Tag number marked on trunk with red paint pen, girdling root on north side
221	*Acer platanoides*	Norway maple	19.2	Good	Fair	20.5	20.5	20.5	20.5		Tag number marked on trunk with red paint pen, limited growing space, possible root obstruction

Tree Solutions Inc
Consulting Arborists

Table of Trees
16135 NE 85th St
Redmond, WA 98025

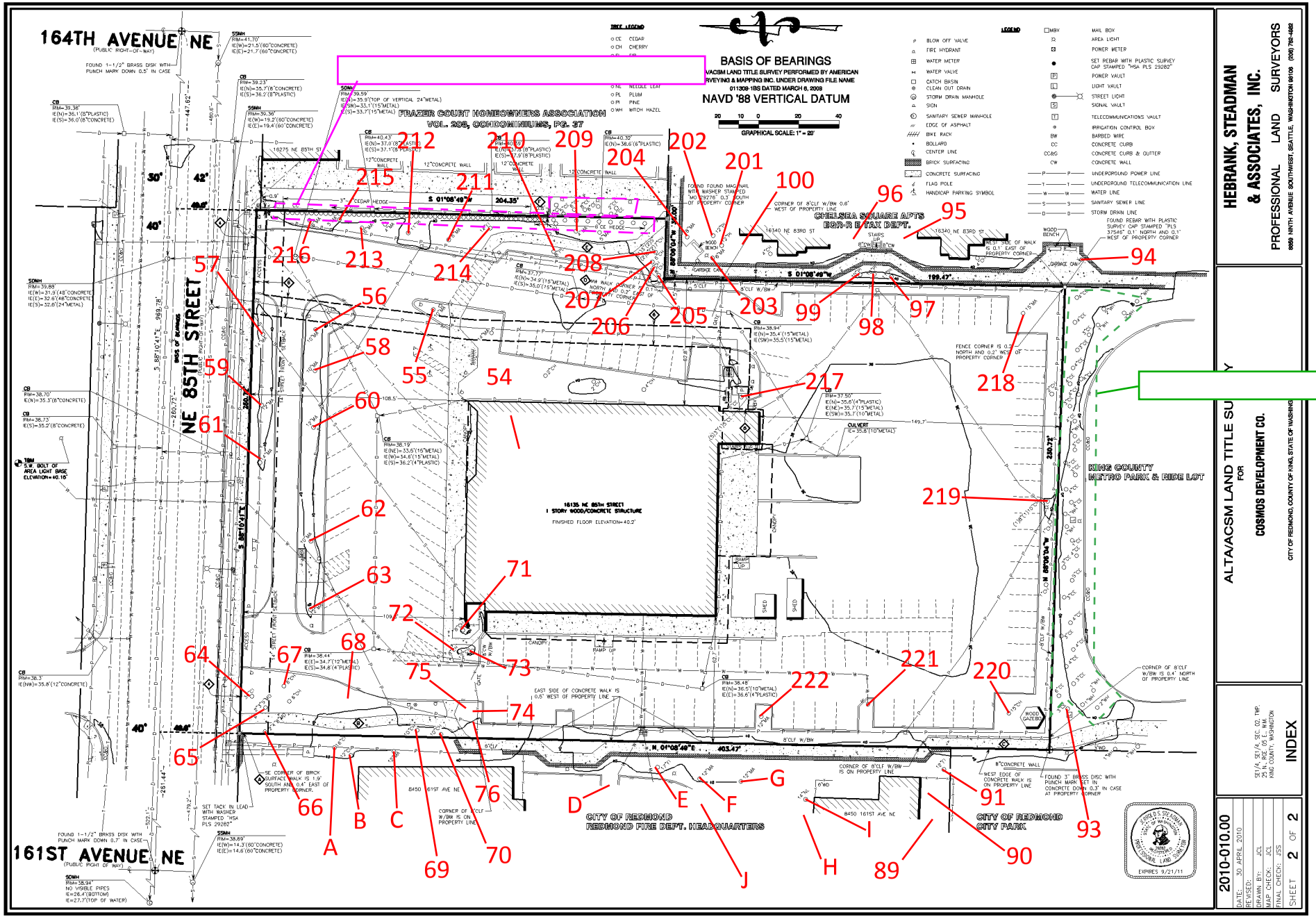
Date of Inventory: 06/15/2015
Table Prepared: 06/16/2015

Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	Drip line Radius (feet)				Landmark Tree	Notes
						North	East	South	West		
222	*Acer platanoides*	Norway maple	14.7	Fair	Fair	18.5	18.5	18.5	18.5		Tag number marked on trunk with red paint pen, girdling roots, root obstruction, sparse crown, top dieback on south side, bacterial flux at co-dominant union
A	*Pseudotsuga menziesii*	Douglas-fir	19	Good	Good		17				Letter marked on trunk with red paint pen
B	*Pseudotsuga menziesii*	Douglas-fir	14.4	Good	Good		14.5				Letter marked on trunk with red paint pen
C	*Acer saccharinum*	Silver maple	14.2	Good	Good		24.5				Letter marked on trunk with red paint pen
D	*Acer rubrum*	Red maple	11.3	Good	Fair		11				Letter marked on trunk with red paint pen, girdling root, infrastructure obstruction
E	*Pseudotsuga menziesii*	Douglas-fir	19.2	Good	Good		14				Letter marked on trunk with red paint pen, history of crown raising
F	*Acer pseudoplatanus*	Sycamore	14.5	Good	Fair		20				Letter marked on trunk with red paint pen
G	*Acer pseudoplatanus*	Sycamore maple	12.6	Good	Good		18.5				Letter marked on trunk with red paint pen
H	*Pseudotsuga menziesii*	Douglas-fir	20.5	Good	Good		22				Letter marked on trunk with red paint pen, history of crown raising
I	*Pseudotsuga menziesii*	Douglas-fir	16.3	Good	Good		16.5				Letter marked on trunk with red paint pen
J	*Acer pseudoplatanus*	Sycamore maple	15.2	Good	Fair		16.5				Letter marked on trunk with red paint pen

Additional notes:

DSH (Diameter at Standard Height) is measured 4.5 feet above grade.
Multi-stem trees are noted, and a single stem equivalent is calculated using the average of all of the stems as per Redmond City Code.
Drip line is measured from the outermost portion of the trunk to the outermost extent of the canopy

Non-Significant tree
Landmark Tree



HEBRANK, STEADMAN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
8850 NINTH AVENUE SOUTHWEST, SEATTLE, WASHINGTON 98106 (206) 763-4662

ALTA/ACSM LAND TITLE SURVEY
FOR
COSMOS DEVELOPMENT CO.
CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON

SITUATED IN SEC. 02, TWP. 25 N., RGE. 05 E., W.M.
KING COUNTY, WASHINGTON

INDEX

2010-010.00
DATE: 30 APRIL 2010
REVISED:
DRAWN BY: JCL
MAP CHECK: JCL
FINAL CHECK: JSS
SHEET 2 OF 2


NE 85th St
NE 83rd St
Redmond Fire Dept/House
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